

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
DRC Copy**

**2002-0220**

Application I. D. Number

**10/15/2002**

Application Date

**Lot # 3 Farmouse Lane**

Project Name/Description

**J S Wyse Builders Inc**

Applicant

**9 Wildflower Ln, Windham , ME 04092**

Applicant's Mailing Address

**J.S. Wyse Builders**

Consultant/Agent

**Agent Ph: 893-0857**

**Agent Fax:**

Applicant or Agent Daytime Telephone, Fax

**19 - 19 Farm House Ln , Portland, Maine**

Address of Proposed Site

**376 A053001**

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  Office  Retail  
 Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) \_\_\_\_\_

Proposed Building square Feet or # of Units 20,000 Acreage of Site \_\_\_\_\_ Zoning \_\_\_\_\_

**Check Review Required:**

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># of lots _____ | <input type="checkbox"/> PAD Review            | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                          | <input type="checkbox"/> Shoreland                      | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance                |  | <input type="checkbox"/> Other _____             |

Fees Paid: Site Plan \$50.00 Subdivision \_\_\_\_\_ Engineer Review \$250.00 Date 10/15/2002

**DRC Approval Status:**

Reviewer Jay Reynolds

- Approved  **Approved w/Conditions**  Denied  
 See Attached

Approval Date 11/06/2002 Approval Expiration 11/06/2003 Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance Jay Reynolds 11/06/2002  
 signature date

**Performance Guarantee**  Required\*  Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

- |   |                |  |                 |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted     | _____          | _____  | _____           |
|   | date           | amount   | expiration date |
| <input type="checkbox"/> Inspection Fee Paid                | _____          | _____  |                 |
|   | date           | amount   |                 |
| <input type="checkbox"/> Building Permit Issue              | _____          |  |                 |
|   | date           |  |                 |
| <input type="checkbox"/> Performance Guarantee Reduced      | _____          | _____  | _____           |
|   | date           | remaining balance                                  | signature       |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____          | <input type="checkbox"/> Conditions (See Attached) | _____           |
|   | date           |  | expiration date |
| <input type="checkbox"/> Final Inspection                   | _____          | _____  |                 |
|   | date           | signature  |                 |
| <input type="checkbox"/> Certificate Of Occupancy           | _____          |  |                 |
|   | date           |  |                 |
| <input type="checkbox"/> Performance Guarantee Released     | _____          | _____  | _____           |
|   | date           | signature  |                 |
| <input type="checkbox"/> Defect Guarantee Submitted         | _____          | _____  | _____           |
|   | submitted date | amount   | expiration date |
| <input type="checkbox"/> Defect Guarantee Released          | _____          | _____  |                 |
|   | date           | signature  |                 |

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
ADDENDUM**

2002-0220

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**19 - 19 Farm House Ln , Portland, Maine**

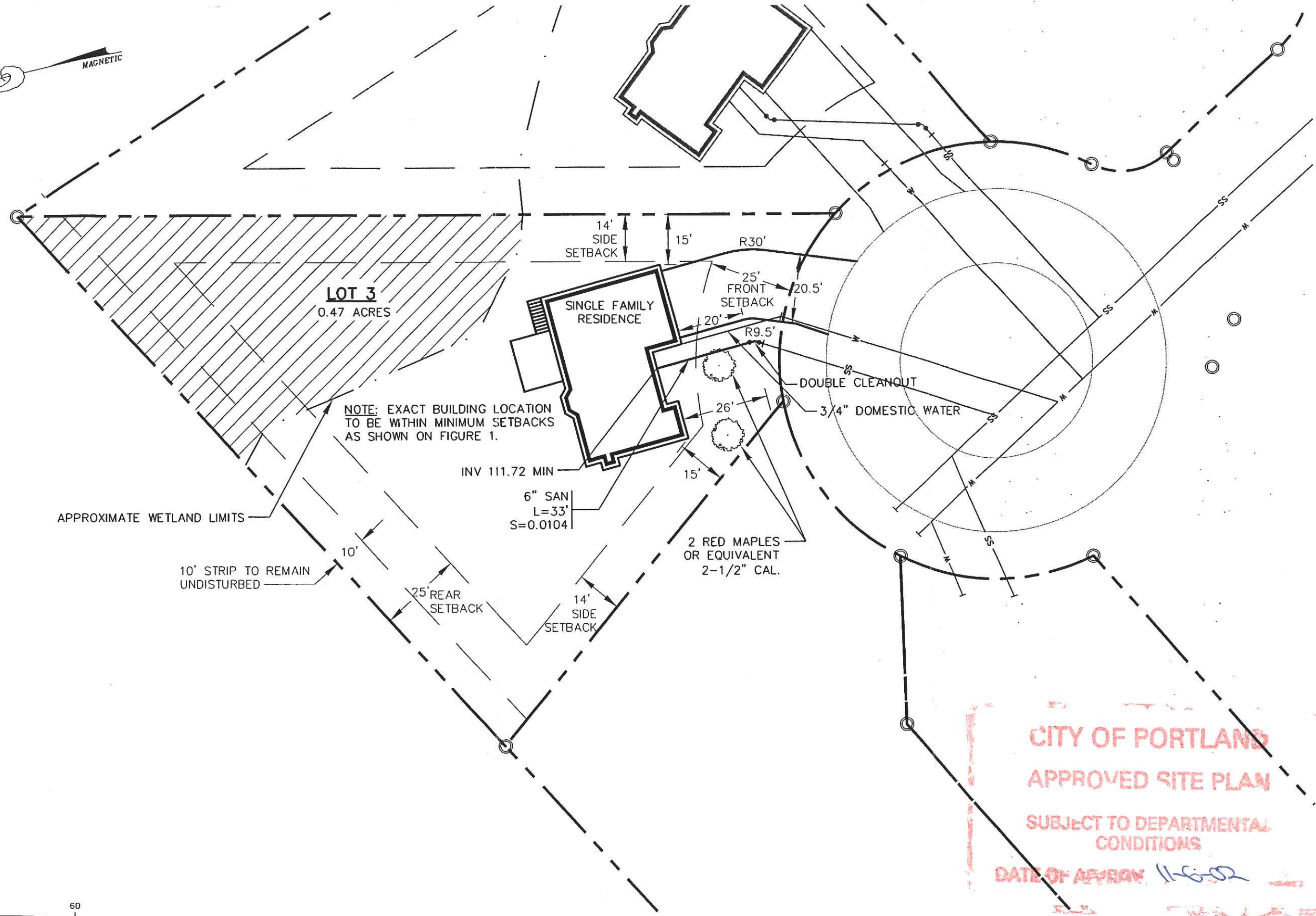
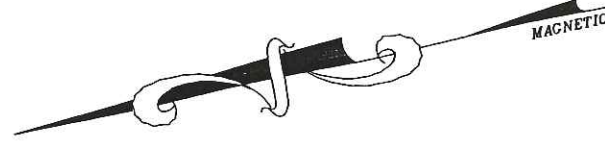
Address of Proposed Site

**376 A053001**

Assessor's Reference: Chart-Block-Lot

**Approval Conditions of DRC**

- 1 FINAL GRADING SHALL BE DONE IN ACCORDANCE WITH THE APPROVED SITE PLAN, TO ALLOW DRAINAGE IN THE FRONT YARD TO BE DIRECTED TOWARDS FARM HOUSE LANE.
- 2 Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 3 Your new street address is now #19 FARM HOUSE LANE, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4 The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
- 5 A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 6 As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 7 The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.
- 8 The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.
- 9 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 01 All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.



**LOT 3**  
0.47 ACRES

NOTE: EXACT BUILDING LOCATION TO BE WITHIN MINIMUM SETBACKS AS SHOWN ON FIGURE 1.

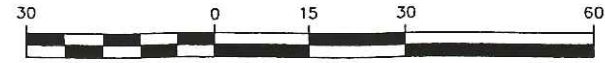
APPROXIMATE WETLAND LIMITS

10' STRIP TO REMAIN UNDISTURBED

INV 111.72 MIN  
6" SAN  
L=33'  
S=0.0104

2 RED MAPLES OR EQUIVALENT  
2-1/2" CAL.

**CITY OF PORTLAND**  
**APPROVED SITE PLAN**  
SUBJECT TO DEPARTMENTAL  
CONDITIONS  
DATE OF APPROVAL 11-6-02



1 inch = 30 ft.

Rev.	Date	Revision

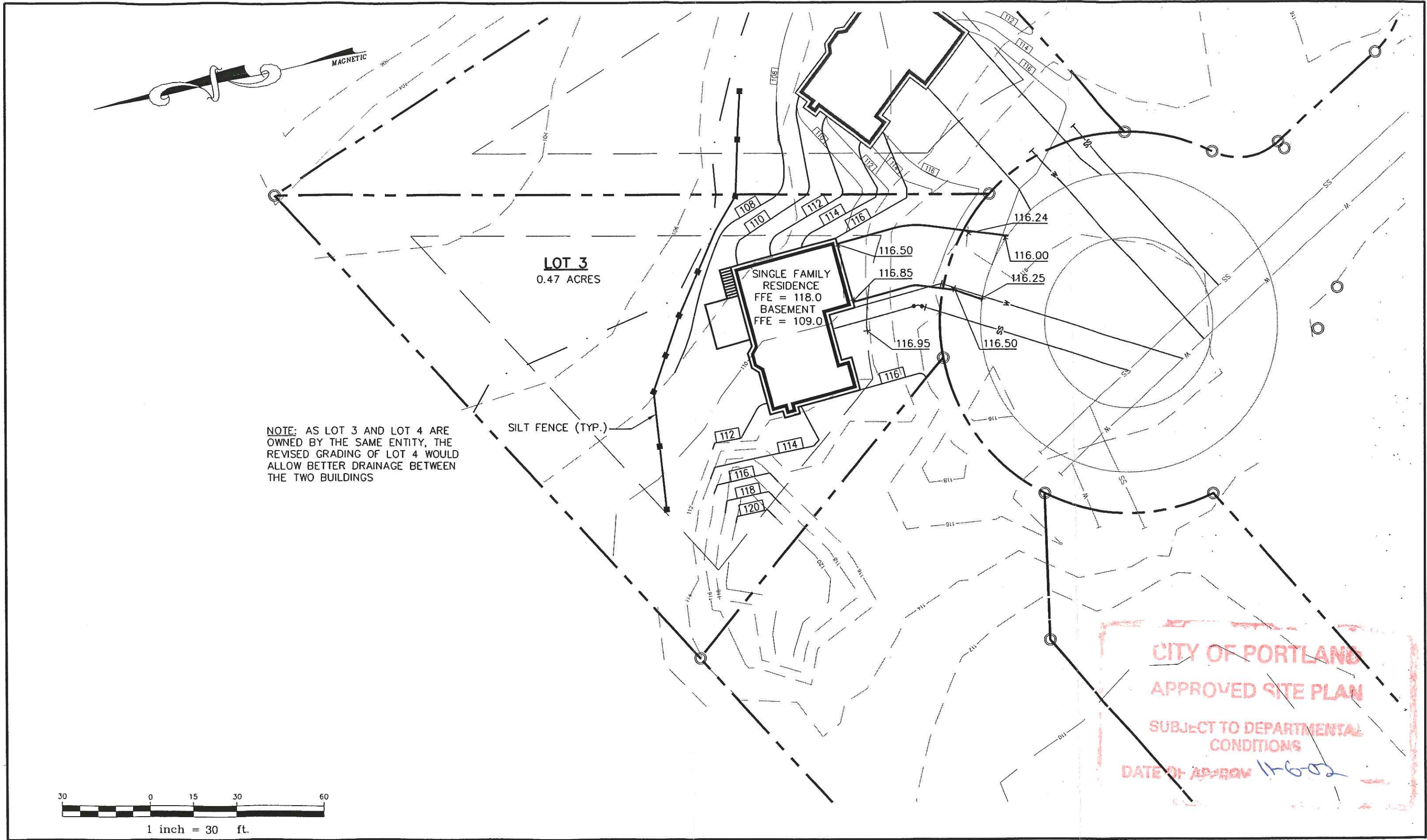
Design: PDO	Date: OCT 2002
Draft: SGB	Job No.: 616-2
Checked: DER	Scale: 1"=30'
File Name: 616-2-sp.dwg	

**GP** Gorrill-Palmer Consulting Engineers, Inc.  
Traffic and Civil Engineering Services

PO Box 1237  
15 Shaker Road  
Gray, ME 04039  
207-657-6910  
FAX: 207-657-6912  
E-Mail: mailbox@gorrillpalmer.com

Drawing Name:	Site Layout & Utilities Plan
Project:	LOT 3 - NORTHGATE FARMS, PORTLAND

Figure No.  
**2**



Rev.	Date	Revision

Design: PDO	Date: OCT 2002
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Drawing Name:	Grading & Drainage Plan
Project:	LOT 3 - NORTHGATE FARMS, PORTLAND

Figure No.  
**3**

**GORRILL-PALMER  
CONSULTING ENGINEERS, INC.**

P.O. Box 1237  
GRAY, MAINE 04039

**(207) 657-6910  
FAX (207) 657-6912**

**LETTER OF  
TRANSMITTAL**

659

TO City Of Portland  
389 Congress Street  
Portland ME 04101

JOB NUMBER/PHONE 616	DATE 11/4/02
ATTENTION Mr. Jay Reynolds	
RE: Lot 3 Northgate Farms	

WE ARE SENDING YOU  Attached  Under separate cover via \_\_\_\_\_ the following items.

Shop drawings  Prints  Plans  Specifications  Samples

Copy of letter  Change order  Other:

COPIES	DATE	NUMBER	DESCRIPTION
4	11/4/02		Revised plans

THESE ARE TRANSMITTED as checked below:

For your approval  Approved as submitted  Resubmit  \_\_\_\_\_ copies for approval

For your use  Approved as noted  Submit  \_\_\_\_\_ copies for distribution

As requested  Returned for corrections  Return  \_\_\_\_\_ corrected prints

For review and comment  Other

FOR BIDS DUE/DATE: \_\_\_\_\_  PRINTS RETURNED AFTER LOAN TO US

REMARKS

COPY TO

*If enclosures are not as noted, please notify us at once.*

PRODUCT 131277

SIGNED



FOLD AT (-) TO FIT COMPANION 771 DU-O-VUE ENVELOPE. PRINTED IN U.S.A. B

10-15-02

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DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM

DRC Copy

2002-0220

Application I. D. Number

10/15/2002

Application Date

Lot # 3 Farmouse Lane

Project Name/Description

# 19

- 1) Grubbe to Street...
- 2) Move tree long fr. sewer
- 3) show to lot zone
- 4) B.P.E.?

J-S Wyse Builders Inc

Applicant

9 Wildflower Ln, Windham, ME 04092

Applicant's Mailing Address

J.S. Wyse Builders

Consultant/Agent

Agent Ph: 893-0857

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Farm House Ln, Portland, Maine

Address of Proposed Site

376 A053001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  Office  Retail

Manufacturing  Warehouse/Distribution  Parking Lot

Other (specify) \_\_\_\_\_

Proposed Building square Feet or # of Units	20,000	Acreage of Site	Zoning
---	--------	-----------------	--------

Check Review Required:

- Site Plan (major/minor)
- Subdivision # of lots \_\_\_\_\_
- PAD Review
- 14-403 Streets Review
- Flood Hazard
- Shoreland
- Historic Preservation
- DEP Local Certification
- Zoning Conditional Use (ZBA/PB)
- Zoning Variance
- Other \_\_\_\_\_

Fees Paid: Site Pla \$50.00 Subdivision \_\_\_\_\_ Engineer Review \$250.00 Date 10/15/2002

DRC Approval Status:

- Approved
- Approved w/Conditions See Attached
- Denied

Reviewer \_\_\_\_\_

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

Performance Guarantee  Required\*  Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

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- Building Permit Issue \_\_\_\_\_ date \_\_\_\_\_
- Performance Guarantee Reduced \_\_\_\_\_ date \_\_\_\_\_ remaining balance \_\_\_\_\_ signature \_\_\_\_\_
- Temporary Certificate of Occupancy \_\_\_\_\_ date \_\_\_\_\_  Conditions (See Attached) \_\_\_\_\_ expiration date \_\_\_\_\_
- Final Inspection \_\_\_\_\_ date \_\_\_\_\_ signature \_\_\_\_\_
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- Defect Guarantee Released \_\_\_\_\_ date \_\_\_\_\_ signature \_\_\_\_\_

## SPACE AND BULK REQUIREMENTS – R-3 ZONE

MINIMUM LOT SIZE: 6,500 S.F.

MINIMUM FRONTAGE: 50 FT.

MINIMUM SETBACKS:

FRONT YARD 25 FT.

REAR YARD 25 FT

SIDE YARD\*

1 STORY 8 FT.

1 1/2 STORY 8 FT.

2 STORY 14 FT.


2 1/2 STORY 16 FT.

MINIMUM LOT WIDTH: 75 FT.

\* THE WIDTH OF ONE (1) SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT THAT THE OTHER SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN EIGHT (8) FEET IN WIDTH.

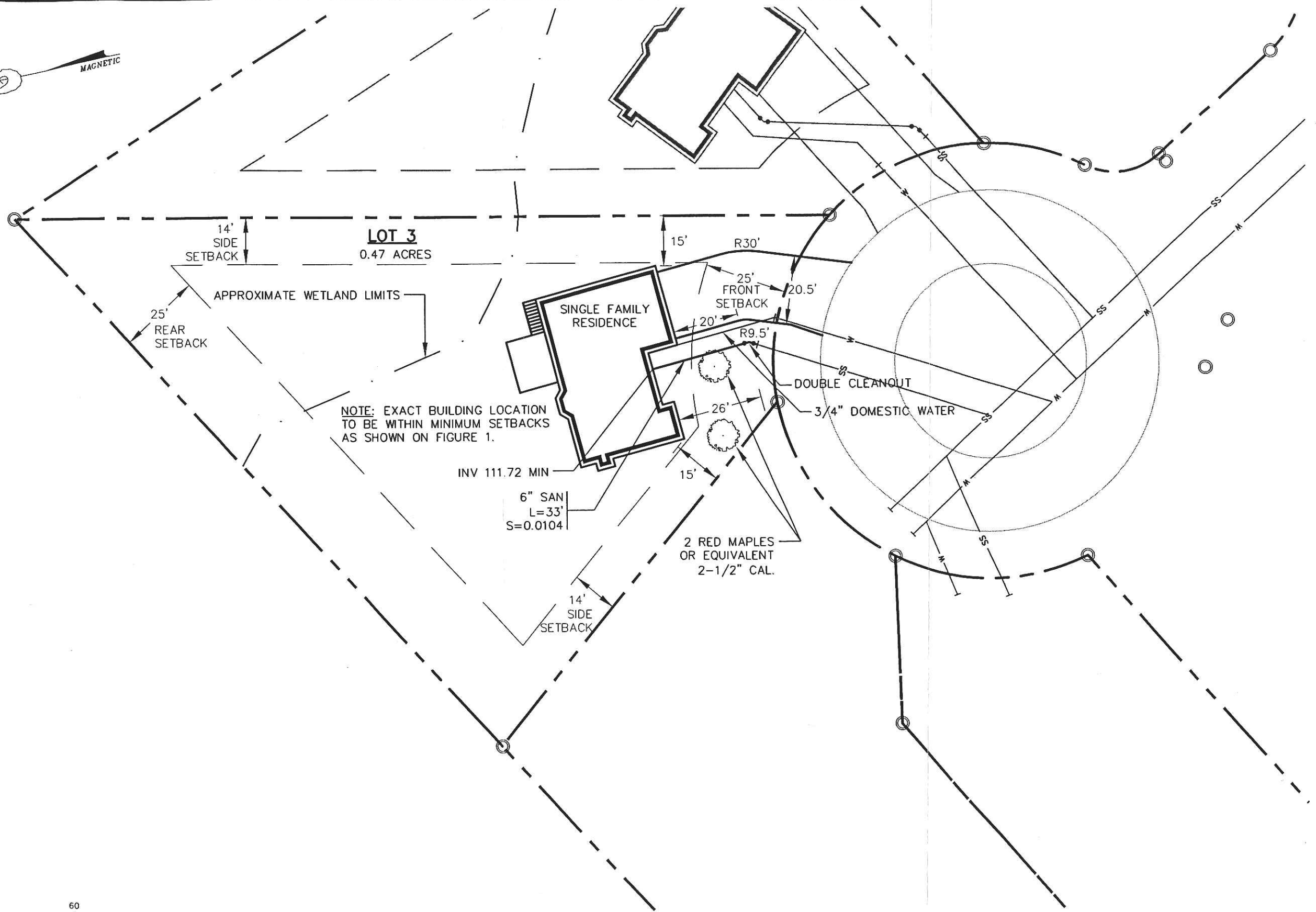
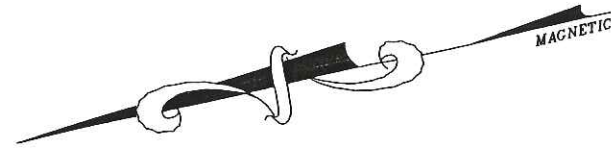
THE SIDE YARDS SHOWN ON THE FOLLOWING FIGURES ARE BASED UPON A 2 STORY STRUCTURE AND MAY BE INCREASED OR DECREASED DEPENDING UPON THE NUMBER OF STORIES.

Design: DER	Date: JULY 2002
Draft: SGB	Job No.: 616-1
Checked: AMP	Scale: NTS
File Name: 616-1-SP.dwg	

	Gorrill-Palmer Consulting Engineers, Inc. Traffic and Civil Engineering Services
	PO Box 1237, 15 Shaker Road Gray, ME 04039 207-657-6910

Drawing Name:	<b>Space &amp; Bulk Requirements</b>
Project:	<b>NORTHGATE FARMS, PORTLAND</b>

Figure No.	<b>1</b>
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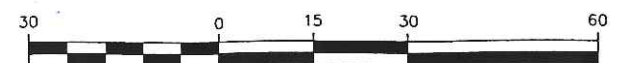
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NOTE: EXACT BUILDING LOCATION  
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OR EQUIVALENT  
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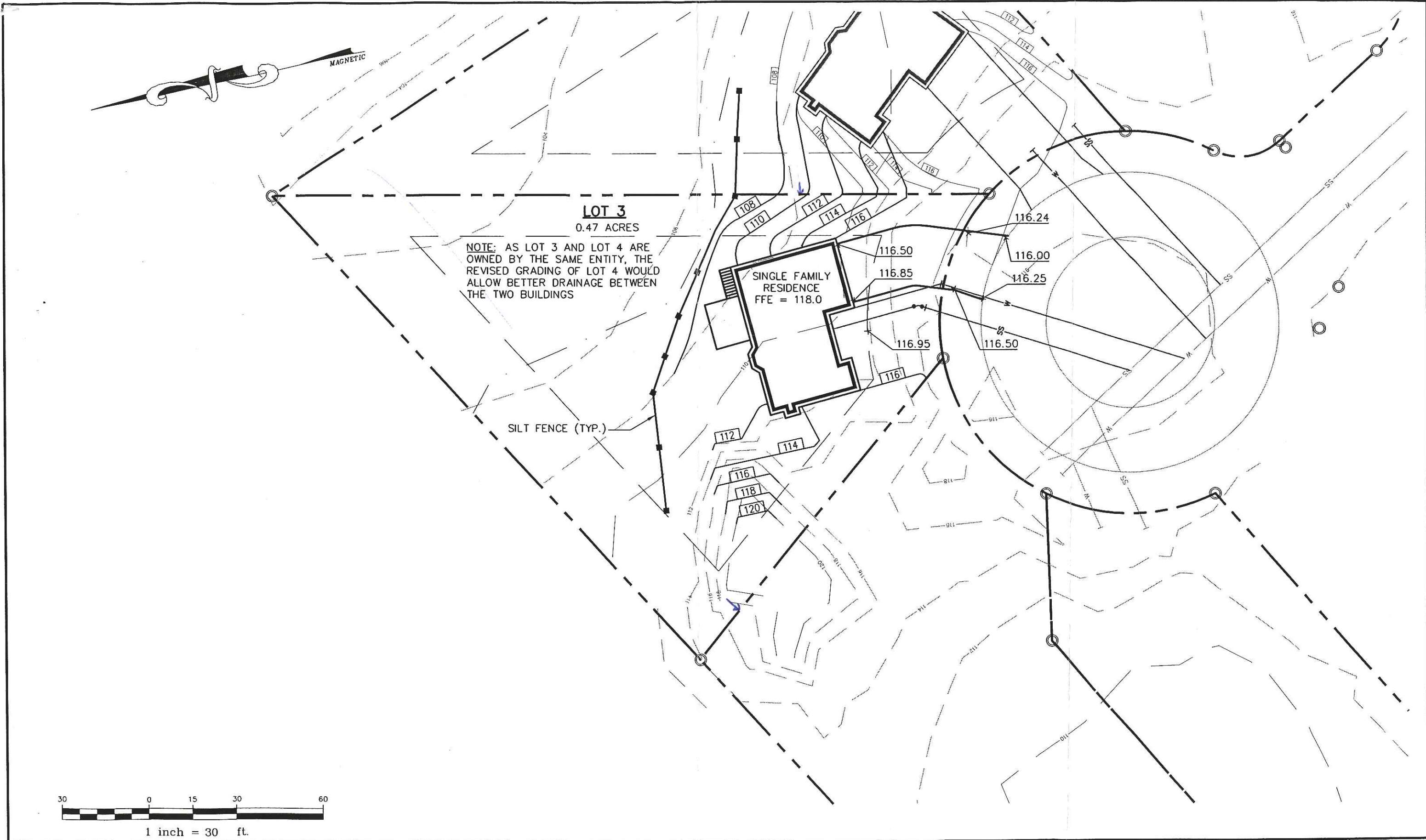
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Drawing Name:	Site Layout & Utilities Plan
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Figure No.  
**2**





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Drawing Name:	Grading & Drainage Plan
Project:	LOT 3 - NORTHGATE FARMS, PORTLAND

Figure No.  
**3**

TO: Inspections  
FROM: Jay Reynolds, Development Review Coordinator  
DATE: July 14, 2003  
RE: C. of O. for # 19 Farm House Lane, Lot 3  
(CBL 033C009) (ID 2002-0040)

---

Pertaining to #19 Farm House Lane, I have the following comments:

Site work complete.


At this time, **I recommend issuing a permanent Certificate of Occupancy.**

Please contact me if you have any questions or comments.  
Thank You.

Cc: Sarah Hopkins, Development Review Services Manager  
Mike Nugent, Inspection Services Manager

File: C:\farmhouselot3b.doc

TO: Inspections

FROM: Jay Reynolds, Development Review Coordinator 

DATE: April 24, 2003

RE: C. of O. for # 19 Farm House Lane, Lot 3  
(CBL 033C009) (ID 2002-0040)

---

Pertaining to #19 Farm House Lane, I have the following comments:

Site work incomplete.

1. Paving
2. Final Grading
3. Landscaping
4. Loam and Seed

I anticipate this work can be completed by **July 1, 2003**.

At this time, **I recommend issuing a temporary Certificate of Occupancy.**

Please contact me if you have any questions or comments.  
Thank You.

Cc: Sarah Hopkins, Development Review Services Manager  
Mike Nugent, Inspection Services Manager

File: C:\farmhouselot3a.doc